

## RETAIL SHOP / TRADE

Retail Shop

# TO LET

CALDMORE ROAD, Walsall



- **360 SQFT APPROX      RARE ROADSIDE OPPURTUNITY**
- **CAR PARKING/ DISPLAY IN FRONT / REAR.**
- **GOOD ROADSIDE PROMINENCE AND FRONTAGE TO CALDMORE ROAD.**
- **IDEAL OFFICE / TRADE OR RETAIL SALES PREMISES .**



## LOCATION

The premises are situated on the established CALDMORE Rd, adjoining roads are Mountrath St., Bradford lane and Upperhall lane. GOOD ROADSIDE PROMINENCE AND FRONTAGE TO CALDMORE ROAD.

## DESCRIPTION

The premises comprise a brick built building with front main road fronted, shop front & single access shutter. Previously being used as furniture shop. Entrance via Cladmore road & rear shutter access for goods in and out. Parking on site. The premises have suspended ceiling throughout.

## PLANNING

The property is situated within an existing employment area and would be suitable for trade counter warehouse uses subject to planning confirmation. In addition the site may be suitable for road side uses including a car dealership.

## PRICE

£185 per calendar month.

## AMENITIES

**All usual main services including electricity water and drainage are available to the property.**  
**Property Link has not checked and does not accept responsibility for any of the services within this property.**

## LEGAL COSTS

Landlord offers a free no charge simple in out lease agreement for immediate access. Solicitors may be used if needed.

## VIEWING

Strictly by appointment only

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